

Development Management Sub-Committee Report

Wednesday 21 September 2022

**Application for Listed Building Consent
Former Tynecastle High School, 17 Mcleod Street, Edinburgh**

Proposal: Selective demolitions to enable adaptation of original school building to long-term future use including preservation of essential special architectural and historic interest of the listed building and its setting (as amended).

**Item – Committee Hearing
Application Number – 21/04468/LBC
Ward – B07 - Sighthill/Gorgie**

Reasons for Referral to Committee

There are more than six objections and the recommendation is to grant listed building consent. Therefore, the application must be considered by Development Management Sub Committee.

Recommendation

It is recommended that this application be **Granted** subject to the details below.

Summary

The proposed development will result in the sustainable and long-term use of the category B listed former Tynecastle High School and involves significant conservation gain. Whilst the demolition of the historic workshops as listed curtilage buildings is regrettable, this will enable the restoration of the original school building in terms of historic plan form and significant elements of architectural detailing.

The location and technical constraints of this site severely limit opportunities for restorative redevelopment of the listed school building and the preservation of its special historic and architectural interest is dependent on cross funding the significant costs of repair and refurbishment.

Conditions have been applied to ensure that the specifications for all proposed external materials alterations and repairs to the original school and proposed new buildings and landscaping are appropriate.

The proposals are acceptable in terms of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and relevant HES guidance.

SECTION A – Application Background

Site Description

The application site measures 1.52 hectares and is located on the northern extent of McLeod Street with the Western Approach Road forming the northern boundary of the site. The Western Approach Road is positioned higher than the application site.

The west of the application site has an industrial character with the presence of the North British Distillery which has an associated Health and Safety Consultation Zone. To the south of the site is Tynecastle Football Stadium. To the east are existing residential properties and the new Tynecastle High School.

The site is occupied by a range of buildings associated with the former Tynecastle High School which are category B listed (reference LB26950, listed on 9 February 1993), including the original school building, attached Janitor's House, workshops along the northern boundary, gates, gatepiers and railings. The school building, dating from 1910-11, is an extensive L plan structure with the Assembly Hall extending from the re-entrant corner. The building is finished in harling with dressings of red brick and cream and red ashlar sandstone and slate roof. The Janitor's House is of similar style and was built shortly after the main building along with an additional classroom. The workshops date from 1910 and are of brick (painted) construction and simpler detailing. These early structures are two-storey.

Alterations and extensions have taken place on the site pre-1930, including a classroom extension on the west wing of the original school building (listed as part of the historic block) and a single storey addition to the south end of the western workshop range.

Post-1960s buildings on site, include a rendered single storey structure in the south-west corner of the quadrangle (the Dining Hall and Kitchen) and two substantial, red brick and render buildings, dating from the 1970s/80s (classrooms extension and the Games Hall) within the internal quadrangle to the rear of the original school building

The four-storey flatted block with deck access at 16-20 McLeod Street is category B listed (reference LB26938, listed on 9 February 1993) and dates from 1897.

Description Of The Proposal

The application proposes the redevelopment of the site to provide a development of student accommodation. The associated works that require listed building consent comprise the following:

- alteration, extension and refurbishment of the original Tynecastle High School to provide student accommodation;
- demolition of the early classroom extension to the west wing and separate workshop buildings on the northern and eastern edges of the site.

The proposed new student accommodation blocks and associated hard and soft landscaping form part of the associated application for planning permission (reference

Tynecastle High School

The original building and early extensions to the eastern range, including the Janitor's House, will be retained. The following key alterations are proposed:

External

- demolish the extension to the west wing and modern classroom extensions to the rear;
- carry out remedial works to the elevations affected by the proposed demolitions (described below) and install traditional and contemporary style window and door openings in restored sections;
- erect two brick/glazed stair extensions on the rear elevation and form connecting door openings from four existing windows;
- remove the existing rooflight on the rear roof pitch and slate the roof to match the original finish;
- fit existing windows with double glazing and replace original windows in poor condition with double-glazed versions to match the existing profiles and materials;
- remove a section of the existing railings and plinths at the south end of McLeod to form gated vehicular access to a new sub-station; and
- remove the existing vehicular and pedestrian gates and a stone wall at the north end of the main school building to form new vehicular and pedestrian accesses.

Internal

- remove selected walls and sections of walls within the original school building and Assembly Hall and erect new partitions to form student bedrooms, kitchen/lounges, a meeting room, reception area and stores;
- remove the majority of the existing walls and stairs within the Janitor's House and adjoining classroom extension and erect new partitions and stairs to form student accommodation;

Scheme 1

The original application proposed the demolition of the Janitor's House on the eastern section of the main school building.

Supporting Information

- Heritage Statement;
- Planning Statement; and
- Design and Access Statement.

Relevant Site History

21/04469/FUL

Former Tynecastle High School

17 Mcleod Street

Edinburgh

EH11 2NJ

Partial demolition, change of use and new build to form student residential development and community facilities with associated infrastructure, landscaping, and access (as amended).

21/05152/FUL

Former Tynecastle High School

17 Mcleod Street

Edinburgh

EH11 2NJ

Proposed alterations to land to provide landscaping and planting beds as part of a community garden.

Other Relevant Site History

Pre-Application process

Pre-application discussions took place on this application.

Consultation Engagement

Historic Environment Scotland

Historic Environment Scotland

Refer to Appendix 1 for a summary of the consultation response.

Publicity and Public Engagement

Date of Neighbour Notification: 2 June 2022

Date of Renotification of Neighbour Notification: Not Applicable

Press Publication Date(s): 10 June 2022; 10 September 2021;

Site Notices Date(s): 6 June 2022; 7 September 2021;

Number of Contributors: 9

Section B - Assessment

Determining Issues

This application for listed building consent is required to be assessed against Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- Having due regard to HES Policy and guidance, do the proposals harm a listed building or its setting?
- If the proposals do comply with HES Policy and guidance, are there any compelling reasons (including but not limited to the public sector equality duty) for not approving them?
- If the proposals do not comply with HES Policy and guidance, are there any compelling reasons (including but not limited to the public sector equality duty) for approving them?

Assessment

To address these determining issues, it needs to be considered whether:

a) The proposals harm the listed building or its setting?

The following HES guidance is relevant in the determination of this application:

- Managing Change: Use and Adaptation of Listed Buildings
- Managing Change: Setting

External and Internal Alterations

The proposed alterations to the category B listed school building involve extensive restoration, including the removal of the modern, functional classroom extensions which obscure a significant part of the historic rear elevation and north-east elevation of the Assembly Hall. This alteration will reinstate the symmetrical L-plan configuration of the building and original window and door openings will be restored with appropriate infills.

The early extension to the west wing is not a significant addition to the original school building in terms of special historic and architectural interest, so its removal is acceptable to accommodate new build development along the western edge of the site.

The proposed stair extensions to the rear elevation are modest in scale, symmetrically positioned and of appropriate, functional design using a blend of traditional and contemporary materials in keeping with the historic architecture. The other external works to the main building are minor and comprise mainly restoration and repair, retaining historic fabric wherever possible and matching original detailing.

The sections of original railings, gates and plinths to be removed are plainly detailed. However, there may be an opportunity to retain more existing fabric at the north end (main site entrance) although the condition of these railings may render this impractical. The stone wall at the south end of McLeod Street is a significant part of the listing. A condition has been applied requiring further details of the proposed boundary treatment and proposed use of any salvageable material.

The proposed insertion of double glazing in original windows is acceptable in principle as the existing glazing is of no special historic interest. The replacement of some original windows in poor condition with double-glazed versions to match the existing profiles will be acceptable on the basis that a window condition survey is undertaken which demonstrates that these windows are beyond repair. A condition has been applied to secure the submission of a window survey and further details of the proposed glazing, window profiles, materials and ventilation.

The interior of the original school building is relatively functional in plan form and detailing except for the main entrance stair and stained glass rooflight. These features will remain intact and unaltered. A condition has been applied to ensure that the repair of the stained glass rooflight is carried out appropriately.

Otherwise, the historic classrooms' divisions are well suited to the formation of student bedrooms and minimal interventions are required to create the required accommodation. The removal of some doors and walls or sections of walls is acceptable as this will not have a detrimental impact on the building's special historic or architectural quality.

The existing interiors of the early extension and Janitor's House at the end of the north range are plain and altered, so the entire replacement of these is acceptable. The proposed internal configurations are in keeping with the historic pattern and no partitions will physically or visually impinge on windows.

Demolitions

HES emphasises the importance of retaining listed building and only resorting to demolition if every other option has been explored. Keeping listed buildings in an existing use or finding a new use that has the least possible impact, is the best way to protect them. In this case, the approach taken is to retain and restore the original Tynecastle High School building which has been disused for over ten years and is in a deteriorating condition. The demolition of the listed curtilage buildings, comprising the workshop ranges along with the pre-1930s extension to the east school wing, is essential to achieving the sustainable future use of the main listed building.

This application is assessed against the section on 'selective demolition' in HES's guidance on the "Use and Adaptation of Listed Buildings". HES defines 'selective demolition' as involving the removal, or demolition, of parts of a listed building to enable the significant parts of a listed building to be retained. In this case, the proposed level of demolition involves later extensions to the principal listed building and entire curtilage buildings.

Whilst the workshop ranges are substantial in scale, these just pre-date the school and were constructed against the embankment of the Caledonian Railway branch line to the north. The ranges are of largely functional design and finish, with plainly detailed interiors comprising single open spaces accessed external stair cores and balconies.

HES notes that the workshops are characterful and add significantly to the historical interest of the school site and suggest that the structures could be repurposed for new uses. The historic and visual contribution of the workshops to the site is acknowledged and the structures are not in bad condition. However, a substantial section of the range extending along the western boundary cannot be converted to another use due to inclusion within the Health and Safety Executive Consultation Zone. Also, the front section of the range on the east side of the site cannot be retained without loss of the Janitor's House due to the need for emergency and service vehicle access. The original scheme was amended to retain the Janitor's House at the request of HES.

The retention of the remaining parts of the workshops would severely curtail the area of land available for development the extent of new build would not be sufficient to offset the overall cost of repair and conversion of the main school building. In mitigation, where practicable, materials salvaged from the demolition will be used in the construction and landscaping of the new internal quadrangle. A condition has been applied requiring full details of the proposed use of these materials.

A further condition has been applied to ensure that the workshop ranges are officially recorded prior to demolition.

Setting

Historic Environment Scotland's document 'Managing Change in the Historic Environment - Setting' states;

"Setting' is the way the surroundings of a historic asset or place contribute to how it is understood, appreciated and experienced."

The current setting of the listed school building comprises a conglomeration of randomly located modern structures with the historic workshop range defining the northern and eastern edges of the site. The classroom extension which is attached to the original rear elevation and Assembly Hall impinges on the space immediately behind the former school and visually interferes with the historic building's symmetrical L-plan form and rear elevations. The demolition of this structure will therefore significantly improve the setting of the listed building.

With regards to the setting of the Category B listed building to the immediate east of the site on the opposite side of McLeod Street, the proposals will not have a negative impact on the setting of this building.

Conclusion in relation to the listed building

b) There are any other matters to consider?

The following matters have been identified for consideration:

Archaeological remains

The site lies within an area of archaeological significance, including the historic Tynecastle High School building and workshop ranges.

The proposals include the demolition of both workshop ranges, so a condition has been applied to ensure that a programme of archaeological work (historic building recording and public engagement programme) is undertaken before and during the proposed works to provide a detailed record of the workshops, including any significant historic fixtures.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

A summary of the representations is provided below:

material considerations

- loss of the listed workshops, Janitor's House and historic railings;
- the historic significance of the workshops has been underestimated;
- loss of all the original roof slates;
- subdivision of the Assembly Hall; and
- lack of details of the internal features of the school.

These comments are addressed in section a) above. Sufficient information on the school's interior has been obtained.

support comment

- the reuse of a derelict and unsafe building is welcomed.

non-material considerations

The other comments relate to the associated application for planning permission.

Conclusion in relation to other matters considered

The proposals are acceptable with regard to the other material considerations that have been identified above.

Overall conclusion

The proposed development will result in the sustainable and long-term use of the category B listed former Tynecastle High School and involves significant conservation gain. Whilst the demolition of the historic workshops as listed curtilage buildings is regrettable, this will enable the restoration of the original school building in terms of historic plan form and significant elements of architectural detailing.

The location and technical constraints of this site severely limit opportunities for restorative redevelopment of the listed school building and the preservation of its special historic and architectural interest is dependent on cross funding the significant costs of repair and refurbishment.

Conditions have been applied to ensure that the specifications for all proposed external materials alterations and repairs to the original school and proposed new buildings and landscaping are appropriate.

The proposals are acceptable in terms of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and relevant HES guidance.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Conditions :-

1. No demolition shall start until the applicant has confirmed in writing the start date for the new development by the submission of a Notice of Initiation for planning application reference 21/04469/FUL.
2. A programme of archaeological work (historic building recording and public engagement programme) shall be undertaken before and during the demolition of the workshops ranges to provide a detailed record of these buildings, including any significant historic fixtures.
Details of this programme shall be submitted to and approved in writing by the planning authority, having first been agreed by the City Archaeologist.
3. Any significant historic fabric or remnants shall be re-used within the new development where possible and details of the proposed new locations shall be submitted to the planning authority and approved in writing before the works to the original Tynecastle High School building and landscaping works proposed in the associated application for planning permission (reference 21/04469/FUL) are commenced.
4. A detailed specification, including trade names where appropriate and sources, of all the proposed external materials and paint colours shall be submitted to and approved in writing by the Planning Authority before the works hereby approved are commenced on site; Note: samples of the materials may be required.

5. A full condition survey of the existing windows in the original Tynecastle High School building shall be submitted to the planning authority for further consideration prior to any window alterations being carried out. No original windows shall be removed without written approval from the planning authority and further details of the proposed double-glazing and replacement and new window profiles, materials and ventilation shall be submitted to and approved in writing by the planning authority before any such glazing or windows are installed.
6. Details of proposed repair works to the stained glass rooflight within the main stairwell of the school shall be submitted to and approved in writing by the Planning Authority before work is commenced on site.
7. Only the sections of the existing railings, gates and boundary walls necessary for vehicular access to the site shall be removed. Full details of the proposed boundary treatment along McLeod Street, including the re-use of any removed original railings, gates and boundary walls, shall be submitted to and approved in writing by the Planning Authority before work is commenced on site.

Reasons:-

1. In order to retain and/or protect important elements of the existing character and amenity of the site.
2. In order to safeguard the interests of archaeological heritage.
3. In order to safeguard the character of the statutorily listed building.
4. In order to enable these matter/s to be considered in detail.
5. In order to safeguard the character of the statutorily listed building.
6. In order to safeguard the character of the statutorily listed building.
7. In order to safeguard the character of the statutorily listed building.

Informatives

It should be noted that:

1. The works hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 1 September 2021

Drawing Numbers/Scheme

1,5-7,2A-4A,8A-14A,15B,16A,17B,18B,19,20B,21B,22A-30A+31-35

Scheme 2

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Elaine Campbell, Team manager
E-mail: elaine.campbell@edinburgh.gov.uk

Summary of Consultation Responses

NAME: Historic Environment Scotland

COMMENT: No objections to the proposed development and welcome the repair and reuse of the main school, a long term vacant listed building. However, question whether a portion of the workshop range, that nearest McLeod Street, could be retained instead of the proposed 'landscaped area' in this position.

Recommend further details should be submitted as conditions, including the treatment of the external elevations, including the slate roof, harled facades, proposed new multi-pane sash windows, repair of the stained glass rooflight and salvage and reuse of materials.

DATE: 15 June 2022

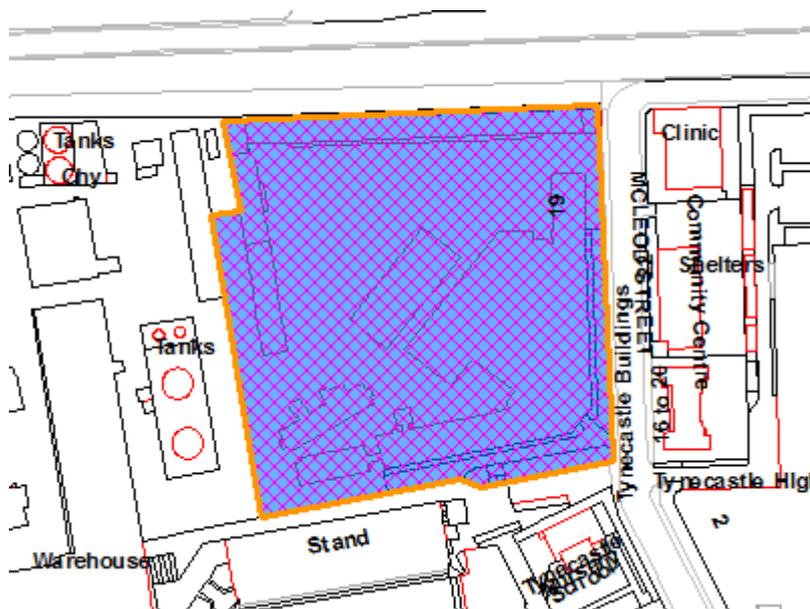
NAME: Historic Environment Scotland

COMMENT: 21/04468/LBC

DATE: 15 June 2022

The full consultation response can be viewed on the [Planning & Building Standards Portal](#).

Location Plan



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